



## *Westfield City Council Report*

<b>Ordinance Number:</b>	15-04
<b>APC Petition Number:</b>	1503-PUD-03
<b>Petitioner:</b>	Grand Park Fieldhouse, LLC by Faegre Baker Daniels, LLP
<b>Requested Action:</b>	A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Grand Park Fieldhouse Planned Unit Development (PUD) District.
<b>Current Zoning:</b>	AG-SF1: Agriculture / Single-Family Rural District
<b>Current Land Use:</b>	Vacant / Agricultural
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Concept Plan</li><li>4. PUD District Ordinance</li><li>5. APC Certification</li></ol>
<b>Prepared by:</b>	Andrew Murray, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the February 9, 2015, City Council meeting. The petition received a public hearing at the March 2, 2015, and May 4, 2015, Advisory Plan Commission (the "APC") meetings. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its May 4, 2015, meeting. This petition is eligible for adoption consideration at the May 11, 2015, Council meeting.

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### **PROCEDURAL**

**Public Hearing:** Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the March 2, 2015, and May 4, 2015, APC meetings. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

#### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

**Project Location:** The 8-acre property is located within the Grand Park Sports Campus along the north side of 186<sup>th</sup> Street, between Grand Park Boulevard and Kinsey Avenue (the “Property”) (**see Exhibit 2**).

**Project Description:** The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Grand Park Fieldhouse”, that would allow for an indoor athletic facility, as illustrated on the Concept Plan (see **Exhibit 3**).

**Default Standards:** The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**), defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **GB: General Business District** as the Underlying Zoning District.

**Development Standards:** As proposed, *Chapter 6, Development Standards* of the UDO applies to the Property with the following requested modifications:

1. **Parking Standards:** The UDO does not include specific parking space ratio requirements for a Commercial Recreation Facility, rather, the UDO states “Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit<sup>1</sup>”. As such, the proposed PUD Ordinance establishes a minimum requirement of three hundred forty-eight (348) parking spaces. This requirement is based on a calculated ratio of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. **Landscaping:** The proposed PUD Ordinance incorporates a landscape plan (identified as **Exhibit D** of the PUD Ordinance) to establish the applicable landscaping standards.
3. **Building Architecture and Orientation:** The proposed PUD Ordinance requires the development of the Property to be in substantial compliance with the Concept Plan (**see Exhibit 3**) and Elevations (see **Exhibit C** of the PUD Ordinance).

**Comprehensive Plan:** The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this area as part of the Grand Park Sports Campus. The proposed project will accommodate indoor sports and events (Comprehensive Plan, page 151).

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<sup>1</sup> Article 6.14(G)(11)(n) of the Unified Development Ordinance.

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## **RECOMMENDATIONS / ACTIONS**

### **APC Recommendation**

At its May 4, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) with the condition that the petitioner's proposed revisions, as noted below, be incorporated into the PUD Ordinance:

1. If the approximately 7,000 square feet of space identified as "Tenant Space Future Phase" is not developed within twenty (24) months after an Improvement Location Permit is issued for the primary facility, then the owner shall incorporate additional architectural features and/or improvements to the south entrance to the primary facility to enhance the entrance in a manner approved by the Director.
2. Owner shall incorporate texture to the finish of the precast concrete panels of the primary facility in a manner and pattern approved by the Director.

Those revisions have been incorporated into the PUD Ordinance, as presented (see **Exhibit 4**).

### **City Council**

Introduction: February 9, 2015

Eligible for Adoption: May 11, 2015

Submitted by: Andrew Murray, Associate Planner  
Economic and Community Development Department